



FOR SALE OR LEASE (SELLER FINANCING AVAILABLE)

**±22 Acre Light Industrial | IOS | Office Facility
(Divisible)**

40 Corgey Rd, Pleasanton, TX 78064

partners

Investment Summary

CONTACT INFORMATION



Marc Peeler
Partner
832 746 0745
marc.peeler@partnersrealestate.com

Property Overview

40 Corgey Rd, Pleasanton, TX 78064
ADDRESS

±22 Acres
TRACT SIZE

7
BUILDINGS

41,300
NET RENTABLE SQUARE FEET

\$4,000,000
SALE PRICE

For Sale or Lease
(Seller Financing Available)

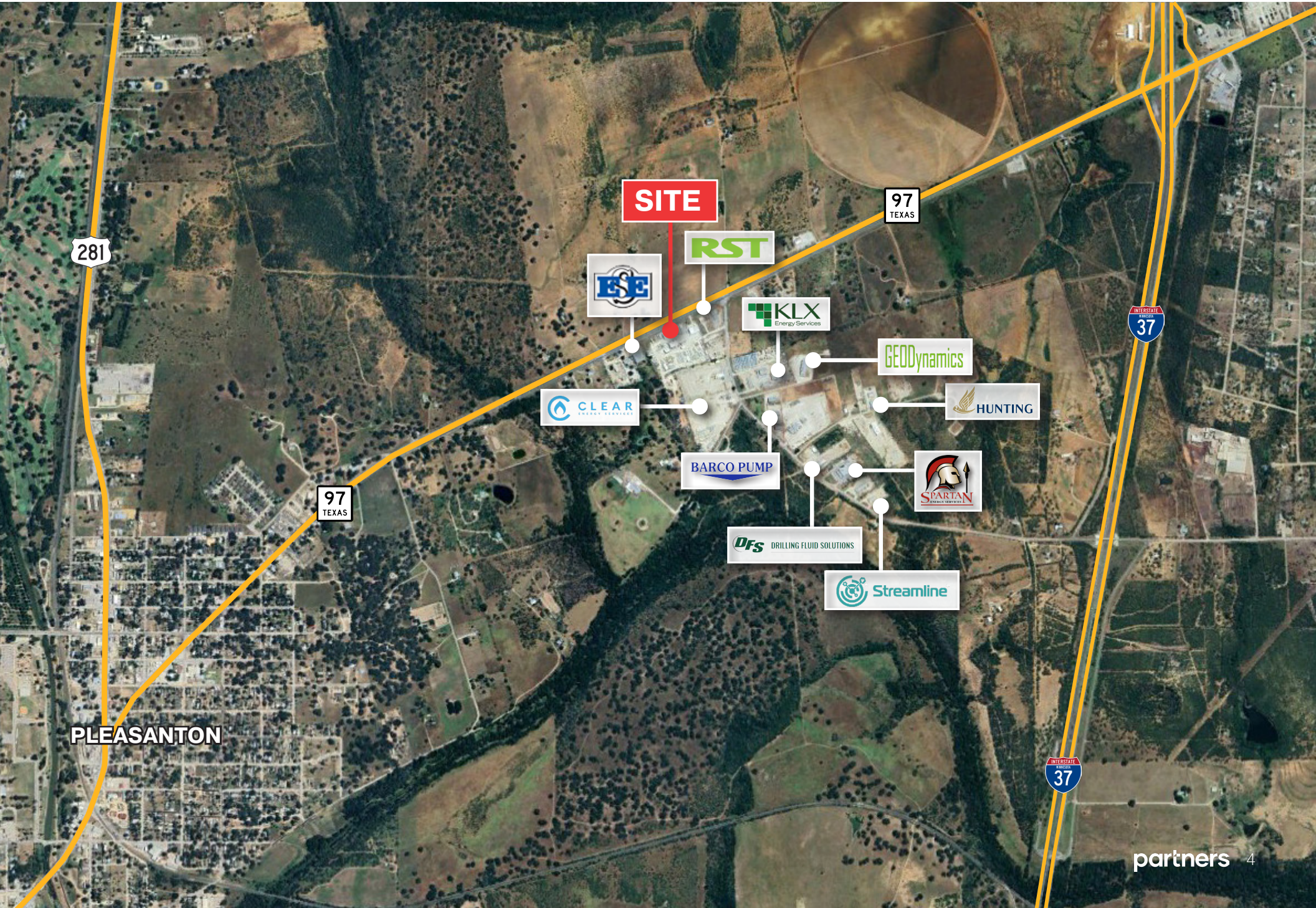
Lease Rate: Negotiable
Seller Financing: Negotiable

Property Highlights

- >> ±22 acre light industrial/office facility located along Highway 97 just west of Interstate 37 near Pleasanton, TX. This property is roughly 22 acres with great visibility and access points on Highway 97, Corgey Road, and Everitt Road. There are seven buildings that total roughly 41,300 SF.
- >> **BUILDING 1**
±16,800 SF of office building renovated/expanded in 2013 with access from Highway 97. Parking in the front with covered parking along the back side of the building.
- >> **BUILDING 2**
±7,800 SF renovated in 2012 including ±4,200 SF of warehouse space with 18' eave height with the remainder being climate-controlled office/fabrication space.
- >> **BUILDING 3**
±7,500 SF Mechanic's shop with 22' eave height and paint booth, expanded in 2012. Fully equipped with vehicle lift, oil change bay, 5 roll up doors, and pneumatic plumbing.
- >> **BUILDING 4**
3,200 SF Drive through warehouse with 22' eave height and roll up doors on each end.
- >> **BUILDING 5**
±2,100 SF Covered wash bay built in 2012 with 22' eave height.
- >> **BUILDING 6**
±2,100 SF Covered Fuel Station constructed in 2012. 22' Eave height, 5 fuel dispensers serviced by 2 above ground fuel tanks.
- >> **BUILDING 7**
±1,125 Water Treatment Facility built in 2011. 16' Eave height.
- >> The yard is fenced with a gate guard facility at the Corgey Road entrance with much of the yard being stabilized with crushed limestone. Seller may consider dividing the property.



Location Map



SITE

RST

ESE

KLX
Energy Services

GEODynamics

HUNTING

CLEAR
Energy Services

BARCO PUMP

SPARTAN
ENERGY SERVICES

Dfs
DRILLING FLUID SOLUTIONS

Streamline

97
TEXAS

97
TEXAS

INTERSTATE
37

INTERSTATE
37

PLEASANTON

Property Photos



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